# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 41 Frederick Street, Balwyn Vic 3103

### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |                     |            |       |         |        |  |  |  |
|--|-------------|---------------------|------------|-------|---------|--------|--|--|--|
| Single price   | \$2,990,000 |                     |            |       |         |        |  |  |  |
| Median sale price  |             |                     |            |       |         |        |  |  |  |
| Median price   | \$2,740,000 | Property Type House |            |       | Suburb  | Balwyn |  |  |  |
| Period - From  | 01/04/2022  | to                  | 31/03/2023 | Sourc | ce REIV |        |  |  |  |

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property | Price       | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1   | 1 Grant Av BALWYN 3103       | \$2,905,000 | 05/03/2023   |
| 2   |                              |             |              |
| 3   |                              |             |              |

#### OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

25/05/2023 17:12







**Property Type:** House **Land Size:** 610 sqm approx Agent Comments Indicative Selling Price \$2,990,000 Median House Price Year ending March 2023: \$2,740,000

# **Comparable Properties**

1 Grant Av BALWYN 3103 (REI)



Price: \$2,905,000 Method: Auction Sale Date: 05/03/2023 Property Type: House (Res) Land Size: 609 sqm approx Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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